

2011-004389

Klamath County, Oregon



00099925201100043890020021

04/05/2011 09:39:14 AM

Fee: \$42.00

After Recording Return To:  
Michael R. Sandoval, P.C.  
522 SW Fifth Avenue  
Suite 1110  
Portland, OR. 97204

Until a change is requested,  
all tax statements shall be  
sent to:

Zbinden Properties, LLC  
817 NE Broadway  
Portland, OR. 97212

Tax Acct. Nos: \_\_\_\_\_

### BARGAIN AND SALE DEED

FOR THE CONSIDERATION HEREINAFTER STATED, the undersigned, **JON A. ZBINDEN and KELLI A. ZBINDEN** (the "Grantors"), do hereby grant, bargain, sell, and convey unto **ZBINDEN PROPERTIES, LLC** (the "Grantee"), and unto Grantee's successors and assigns, all of Grantors' right title and interest in and to the real property situated in the County of Klamath, State of Oregon, having the respective addresses: **5461-5167 Glenridge Way, Klamath Falls, OR.**; and, **1635 Ogden St., Klamath Falls, OR.**, and further described as follows:

**PARCEL A:**

Parcel 1 of Land Partition 38-98, being a partition of Parcel 1 of Land Partition 2-97, which was a partition of Parcel 1 of Land Partition 65-95, being a portion of Lot 5, Block 3, Tract 1152, North Hills, located in the SE 1/4 NE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**PARCEL B:**

Lot 1 in Block 2 of Shasta View Tracts, LESS the Easterly 75.0 feet thereof, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. Subject to easements and restrictions of record.

[See prior Deed of Personal Representative, dated October 12, 2010, recorded October 18, 2010, as Instrument No. 2010-012234.]

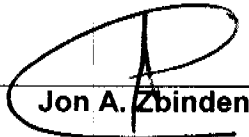
The true and actual consideration paid for this transfer, stated in terms of dollars is \$ -0-; this transfer is made to fund a limited liability company.

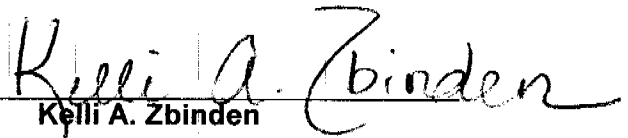
Grantors covenant that: Grantors are seized of an indefeasible estate, in fee simple, in the real property described above; Grantors have good right to convey the property; the property is free from encumbrances; and, Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors; provided, however, that the covenants in this paragraph are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 AND ORS 195.301, AS WELL AS ORS 195.303 TO ORS 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE**

LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 91.010 OR ORS 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FORESTRY PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 AND ORS 195.301, AS WELL AS ORS 195.303 TO ORS 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the Grantors, have executed this instrument this 22<sup>nd</sup> day of December, 2010.

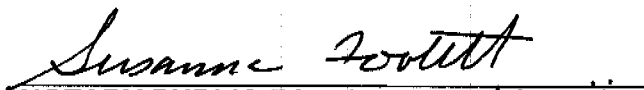
  
Jon A. Zbinden

  
Kelli A. Zbinden

Hawaii  
STATE OF OREGON )  
maui ) ss.  
County of Multnomah )

ON THIS 22 day of December, 2010, before me appeared Jon A. Zbinden, who acknowledged that he executed the foregoing **Bargain and Sale Deed** for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
NOTARY PUBLIC FOR OREGON Hawaii  
My commission expires: June 27, 2012

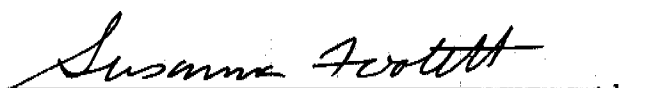


Hawaii  
STATE OF OREGON )  
maui ) ss.  
County of Multnomah )

ON THIS 22 day of December, 2010, before me appeared Kelli A. Zbinden, who acknowledged that she executed the foregoing **Bargain and Sale Deed** for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



  
NOTARY PUBLIC FOR OREGON Hawaii  
My commission expires: June 27, 2012